

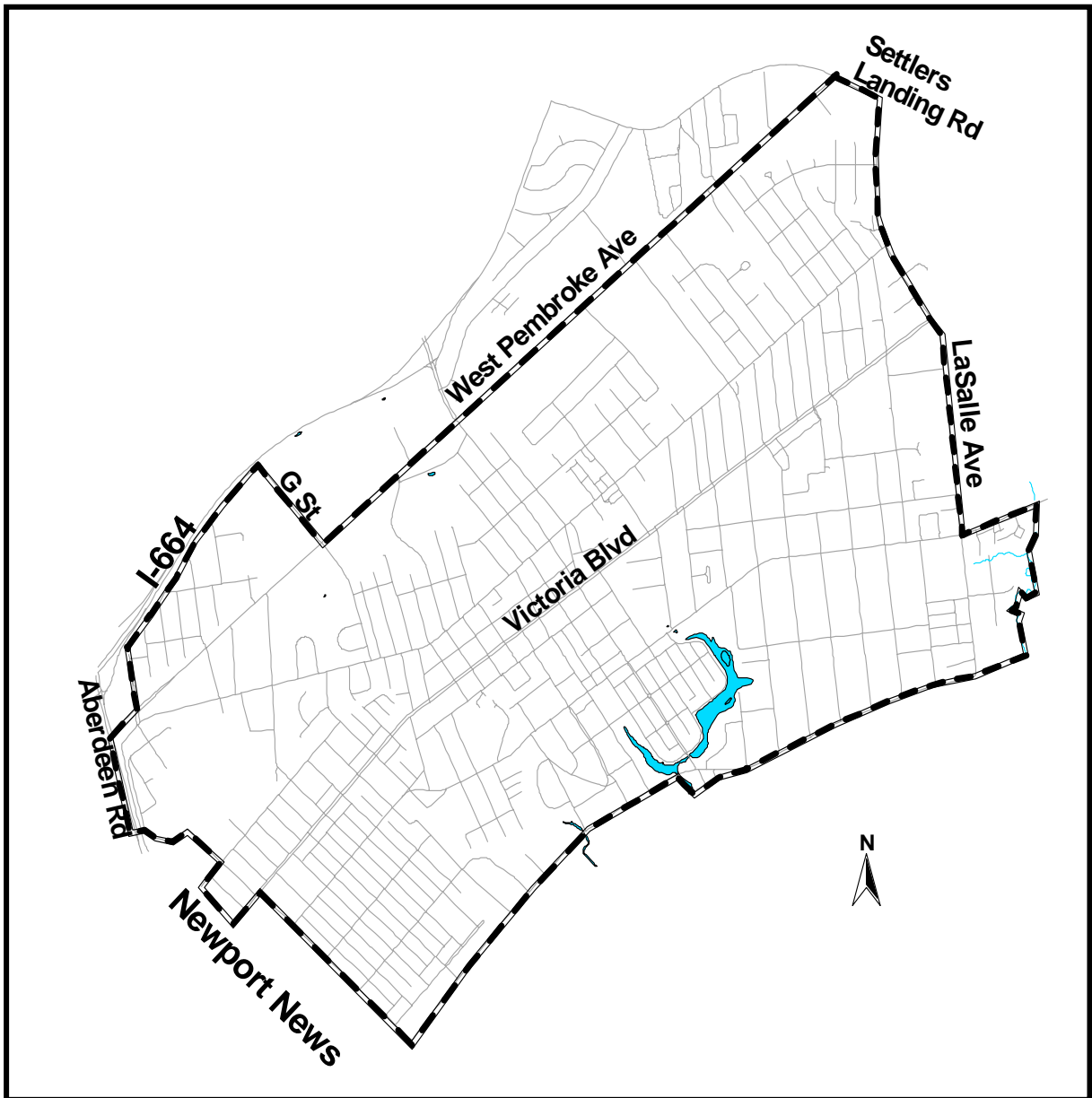
Article XVI. Special Public Interest - Infill Housing District  
(SPI-IH)

Sec. 17.3-120. Intent.

The purpose of this Article is to improve the overall quality of new single-family housing being built on vacant infill lots in residential districts while being sensitive to the need of maintaining affordable housing that is economically competitive with existing surrounding housing. The Zoning Ordinance requires a minimum dwelling area for newly constructed single-family homes based on the underlying zoning district. In many of the older neighborhoods in the City, existing dwelling sizes are well below these minimums. Homebuilders desiring to build smaller new homes on vacant infill lots in residential areas apply to the Board of Zoning Appeals for relief from the minimum dwelling size requirement. The hardship that they claim is that it is not economically feasible to build to the minimum dwelling size because most of the homes in the surrounding blocks are well below the minimum. The Special Public Interest-Infill Housing District (SPI-IH) serves to address the homebuilder's concerns while addressing the City's concern of improving the housing stock throughout the City. This is accomplished by requiring homebuilders to submit building plans and elevations for approval prior to submitting an application to the Board of Zoning Appeals for dwelling size relief. It also provides the Board of Zoning Appeals guidance for determining how much relief to apply.

Sec. 17.3-121. Application and Boundaries.

- (1) The SPI-IH is created as a special district to be superimposed by a special symbol for its boundaries on the Zoning district Map. The District shall act as an overlay district, augmenting rather than replacing the underlying zoning district. All regulations of the underlying zoning district shall apply except as modified by the regulations for the SPI-IH.
- (2) The SPI-IH shall apply to the area depicted in the following map, commonly referred to as the Greater Wythe Planning Area.



Sec. 17.3-122. Definitions.

For the purposes of this Article, the following terms shall have the specific meaning as indicated:

- (1) Infill Lot. Platted vacant lots as of January 12, 2000 in residential zoning districts.
- (2) Block. Includes all properties that are three hundred (300) feet in all directions from the infill lot's property line.
- (3) Average dwelling size. The average dwelling size in square feet of single-family homes within a block of the infill lot's property line. Detached garages, sheds, and other unattached buildings are not included in determining the average dwelling size. For homes with an attached garage or an enclosed porch, two hundred (200) square feet shall be deducted from the dwelling size. Multifamily dwellings and manufactured homes are not included when determining the average dwelling size. When calculating the average dwelling size, if there are less than ten (10) houses within a block of the infill lot's property line, then the block shall be extended in all directions by one hundred (100) foot increments until ten (10) single family houses are compiled.

Sec. 17.3-123. Regulations.

- (1) Applicants seeking relief from the minimum dwelling size specified in the underlying zoning district shall apply to the Board of Zoning Appeals through the Zoning Administrator. Applications shall include:
  - (a) A plat showing a footprint of the proposed structure(s) on the property;
  - (b) Building elevations describing proposed materials;
  - (c) Floor plans for the proposed structure(s); and
  - (d) A landscape plan.
- (2) The purpose of this submission is to ensure that new housing construction is developed in a manner that maintains the visual character and architectural scale of existing single family homes in the surrounding area:

- (a) Building materials shall be equal to or better than materials found on single family homes within the block;
  - (b) Architectural character shall complement that of single family homes within the block; and
  - (c) Landscape plan meets or exceeds the minimum requirements of the Subdivision ordinance. The applicant shall submit these items to the Director of Codes Compliance and Planning for review and recommendation before the Board of Zoning Appeals considers the request for relief.
- (3) In determining how much relief should be granted, the average dwelling size for single family homes within the block must be calculated. Using the table that follows, if the average dwelling size is less than or equal to the square footage number established for the underlying zoning district, the recommendation should be that the applicant build to at least one hundred and twenty five percent (125%) of the average dwelling size.

If the average dwelling size is greater than the square footage number established for the underlying zoning district, the recommendation should be that the applicant be required to build to the minimum dwelling size for the underlying zoning district.

Zoning District/ Minimum Dwelling Size Required	If Average Dwelling Size Is Less Than or Equal To	Recommendation	If Average Dwelling Size Is Greater Than	Recommendation
R-33, R-22, R-15, and R-13 One-Family Residence Districts/ 2000 square feet of heated living area*	1500 square feet	Build to 125 percent of the average dwelling size**	1500 square feet	No relief recommended
R-11 One-Family Residence District/ 1700 square feet of heated living area*	1400 square feet	Build to 125 percent of the average dwelling size**	1400 square feet	No relief recommended
R-9 One-Family Residence District/ 1500 square feet of heated living area*	1300 square feet	Build to 125 percent of the average dwelling size**	1300 square feet	No relief recommended
R-8 Two-Family Residence District/ 1300 square feet of heated living area*	1200 square feet	Build to 125 percent of the average dwelling size**	1200 square feet	No relief recommended

\*NOTE: If an attached fully enclosed garage or porch has the same type construction and exterior appearance as the dwelling, then two hundred (200) square feet of the floor area of either or both may be applied and considered as part of the minimum square footage, provided that screened in porches shall not qualify for this credit.

\*\*NOTE: If one hundred twenty five percent (125%) of the average dwelling size is greater than the minimum dwelling size required for the underlying zoning district, then the homebuilder need only to build to the minimum size.